



Tenure

Freehold.

Location

Halesowen, with a population of 57,000, is situated some 7 miles west of Birmingham city centre and forms part of the West Midlands conurbation. The town is served by the A458 and the A456, which provides a rapid link to the M5 Motorway (Junction 3) 2 miles away. The property is situated in the pedestrianised town centre, at the junction of Peckingham Street with High Street and Birmingham Road, close to the Cornbow Shopping Centre. Occupiers close by include Post Office/Ponden (adjacent), Boots, TSB Bank, Max Spielmann and Santander, amongst others.

Description

The property is arranged on ground and one upper floor. The ground floor provides two shop units, one trading as an optician and the other as a Subway. The first floor has self-contained access from Birmingham Road and is presently used as a guesthouse.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

Range from EPC Rating 83-109 Bands D-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
4	Acorn Optical Limited	Gross Frontage 4.60 m Net Frontage 4.00 m Built Depth 16.60 m Ground Floor 63.00 sq m	(15' 1") (13' 1") (54' 6") (678 sq ft)	15 years from 01.07.2008 Rent review every 5th year Effectively FR & I	£14,000 p.a. Reversion 2023
5	MS Thakur (t/a Subway)	Gross Frontage 4.60 m Net Frontage 4.15 m Built Depth 18.20 m Ground Floor 69.00 sq m	(15' 1") (13' 7") (59' 9") (743 sq ft)	10 years from 31.10.2014 Rent review at 5th year Effectively FR & I Rent deposit of £3,500 held	£14,000 p.a. Rent Review 2019
4a	ZA Jagusial	First Floor (1) 101.82 sq m	(1,096 sq ft)	2 years from 28.08.2018 IR	£7,200 p.a. Reversion 2020

(1) 4a not inspected by Allsop. Area provided by Vendor.

Total £35,200 p.a.

Halesowen
4, 4A & 5 Peckingham Street
West Midlands
B63 3AW

- Freehold Shop Investment
 - Comprises two shops and first floor used as a guesthouse
 - Pedestrianised town centre location
 - No VAT applicable
 - Current Rent Reserved
- £35,200 pa**

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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